081.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,000 / 671,000
					USE VALUE:	671,000 / 671,000
					ASSESSED:	671,000 / 671,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEARSON JOSEPH Z
Owner 2:	FELLER ALISSA L
Owner 3:	
Street 1:	9 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEAL PATRICIA -
Owner 2:	-
Street 1:	9 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1258 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7100.000	227,900		443,100	671,000
Total Card	0.163	227,900		443,100	671,000
Total Parcel	0.163	227,900		443,100	671,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.39 /Parcel: 533.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50385

GIS Ref

GIS Ref

Insp Date 08/21/18

!6580!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,900	0	7,100.	443,100	671,000		Year end	12/23/2021
2021	101	FV	221,000	0	7,100.	443,100	664,100		Year End Roll	12/10/2020
2020	101	FV	221,200	0	7,100.	443,100	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	192,300	0	7,100.	449,400	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	198,600	0	7,100.	335,500	534,100	534,100	Year End Roll	12/20/2017
2017	101	FV	198,600	0	7,100.	303,800	502,400	502,400	Year End Roll	1/3/2017
2016	101	FV	198,600	0	7,100.	291,200	489,800	489,800	Year End	1/4/2016
2015	101	FV	187,500	0	7,100.	246,900	434,400	434,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:08:59

LAST REV

Date	Time
10/05/21	12:35:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6580

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEAL PATRICIA,	73999-591	1	1/16/2020	Change>Sale	609,000	No	No		
LOWDER PAULINE	23434-122		7/19/1993		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2020	1660	Addition	36,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
8/21/2018	Meas/Inspect	BS	Barbara S
12/10/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100		Sq. Ft.	Site		0	70.	0.89	5									443,100						443,100	

Total AC/HA:	0.16299	Total SF/SM:	7100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,100	Spl Credit		Total:	443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330325
Depreciation:	102401
Depreciated Total:	227924

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

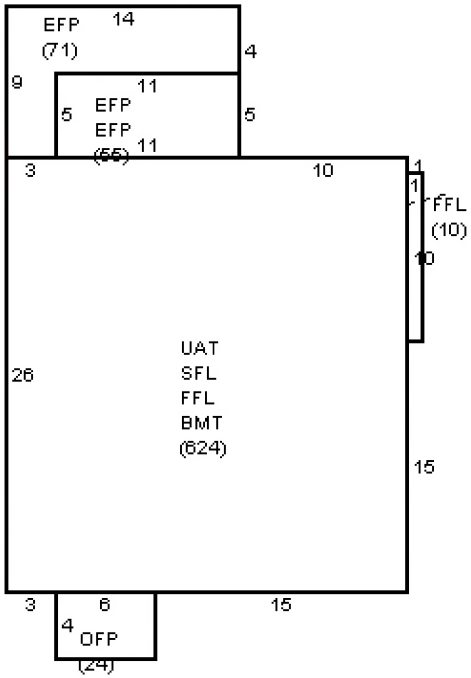
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	101.60
Final Total:	227900	Val/Su SzAd	181.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	634	171.990	109,042
BMT	Basement	624	51.600	32,197
SFL	Second Floor	624	171.990	107,322
EFP	Enclos Porch	181	41.420	7,497
UAT	Upper Attic	156	68.800	10,732
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,243			Total:	267,825
Size Ad	1258	Gross Area	2711	FinArea	1258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc